

## CERTIFICATE OF APPROPRIATENESS

**Applicant:** Karen Brazier, Design3 Studio, for Troy and Terri Hamm, owners

**Property:** 1106 Columbia St, Tracts 14 and 15A, Block 196, Houston Heights Subdivision. The property includes a historic 1,000 square foot, one-story wood frame single-family residence and a detached garage situated on a 7,260 square foot (55' x 132') interior lot.

**Significance:** Contributing Bungalow Craftsman residence, constructed circa 1915, located in the Houston Heights Historic District East.

**Proposal:** Alteration – Addition *Revision*

The applicant proposes the following revisions to a COA approved by the HAHC on 7/28/2016 for a two-story addition to the rear of the existing residence:

- Increase the depth of the addition from 62' to 64'. The first level of the addition will be 1' deeper than the second level.
- Increase the width of the porch on the north elevation of the addition from 20' to 38'.
- Reduce the size of two windows on the north elevation of the second level of the addition. For further detail, see North Side Elevation on p. 6 and Window Detail – North Elevation Second Level on p. 12.
- Alter the fenestration pattern on the second level of the south elevation of the addition. The specifications of the windows remain the same. For further detail, see South Side Elevation on p. 7 and Window Detail – South Elevation Second Level on p. 12.

See enclosed application materials and detailed project description on p. 6-13 for further details.

**Public Comment:** No public comment received at this time.

**Civic Association:** No comment received at this time.

**Recommendation:** Approval

**HAHC Action:** Approved

*All materials in exterior walls, including windows, siding, framing lumber, and interior shiplap must be retained except where removal or replacement has been explicitly approved by HAHC. Shiplap is an integral structural component of the exterior wall assembly in balloon framed structures and its removal can cause torqueing, twisting and collapse of exterior walls. Shiplap may be carefully shored and removed in small portions to insulate, run wire or plumbing, and should be replaced when the work is complete. Maintenance and minor in-kind repairs of exterior materials may be undertaken without HAHC approval, but if extensive damage of any exterior wall element is encountered during construction, contact staff before removing or replacing the materials. A revised COA may be required.*

## CERTIFICATE OF APPROPRIATENESS

**Basis for Issuance:** HAHC Approval

**Effective:** September 22, 2016



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

COA valid for two years from effective date. COA is in addition to any other permits or approvals required by municipal, state and federal law. Permit plans must be stamped by Planning & Development Department for COA compliance prior to submitting for building or sign permits. Any revisions to the approved project scope may require a new COA.

**APPROVAL CRITERIA****ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS**

Sec. 33-241: HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark, (ii) protected landmark, (iii) any building, structure or object that is part of an archaeological site, or (iv) contributing building in a historic district upon finding that the application satisfies the following criteria, as applicable:

<b>S</b>	<b>D</b>	<b>NA</b>	<b>S - satisfies</b>	<b>D - does not satisfy</b>	<b>NA - not applicable</b>
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PROPERTY LOCATION  
HOUSTON HEIGHTS EAST HISTORIC DISTRICT

**Building Classification**

- Contributing
- Non-Contributing
- Park





**INVENTORY PHOTO**



**WEST ELEVATION – FRONT FACING COLUMBIA**

APPROVED 7/28/2016

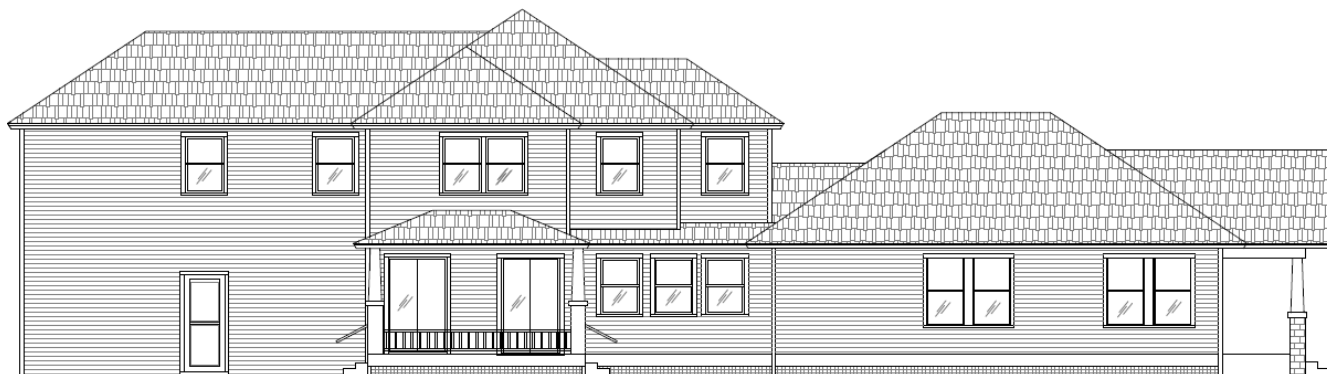


PROPOSED

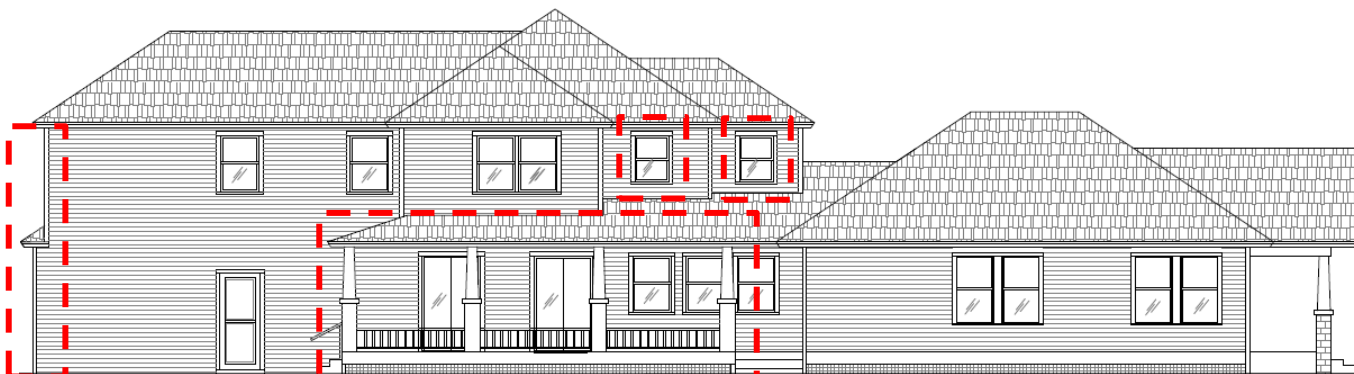


**NORTH SIDE ELEVATION**

APPROVED 7/28/2016

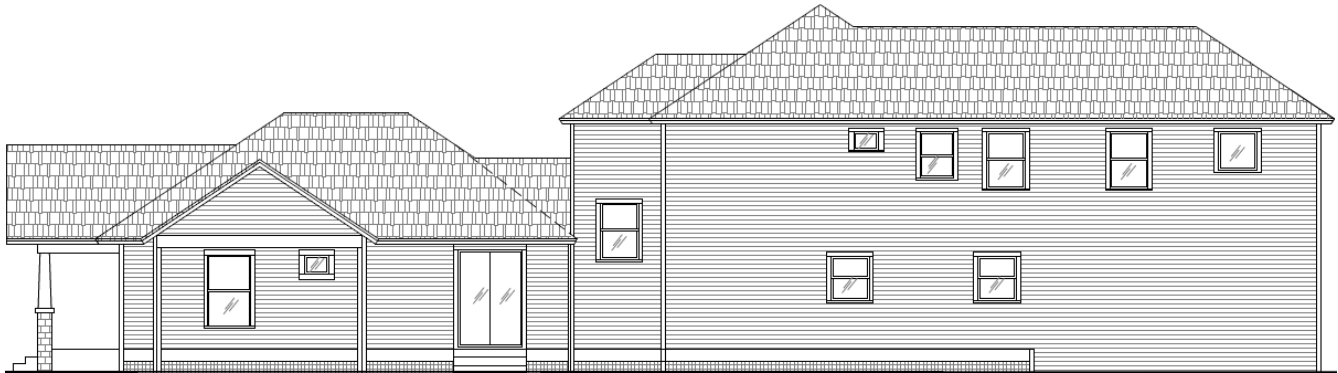


**PROPOSED**



**SOUTH SIDE ELEVATION**

APPROVED 7/28/2016



**PROPOSED**

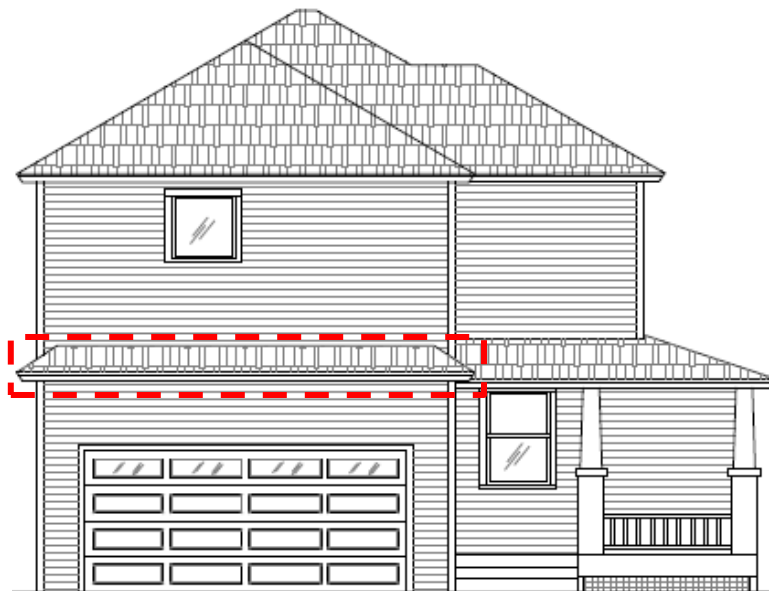


**EAST (REAR) ELEVATION**

APPROVED 7/28/2016



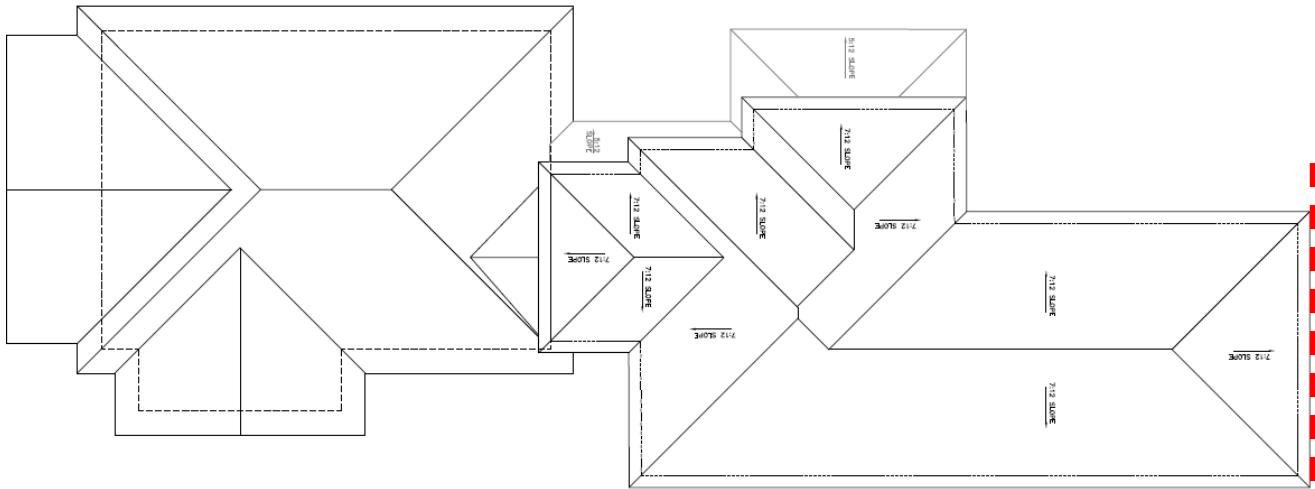
PROPOSED



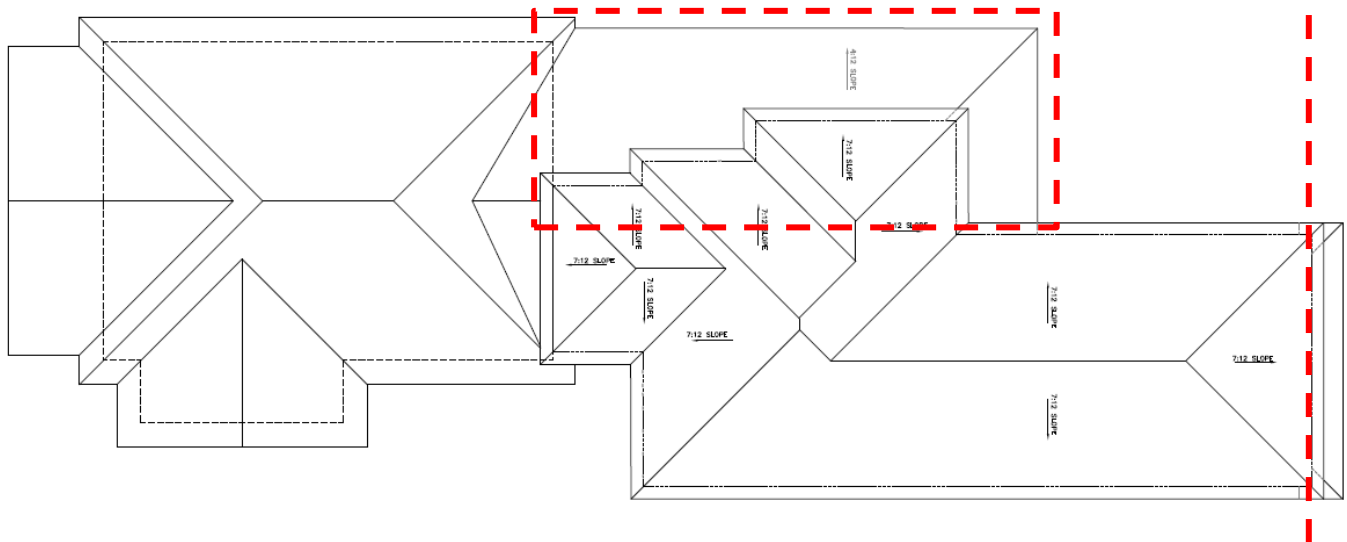


ROOF PLAN

APPROVED 7/28/2016

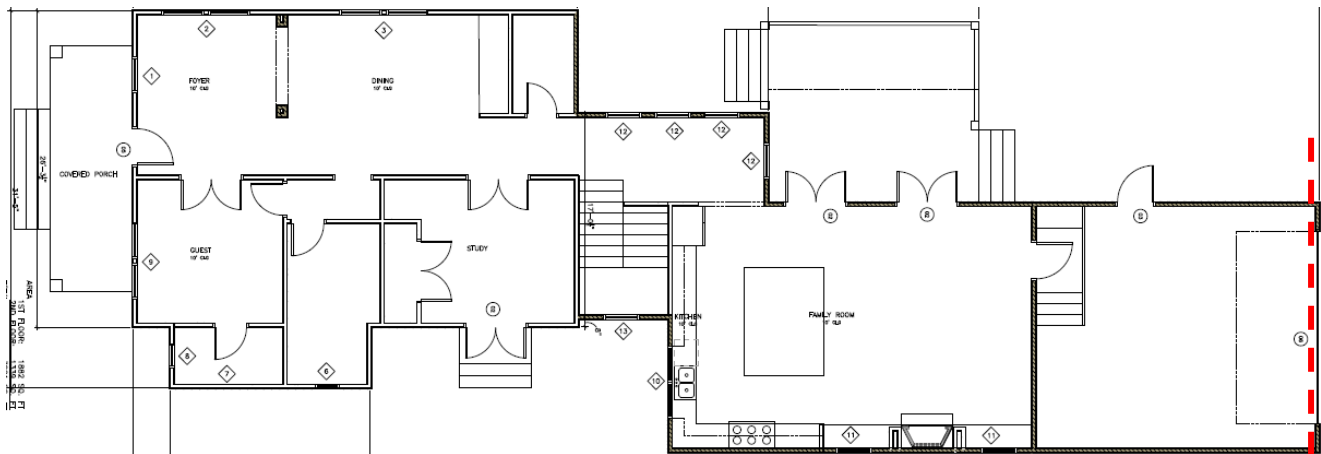


PROPOSED

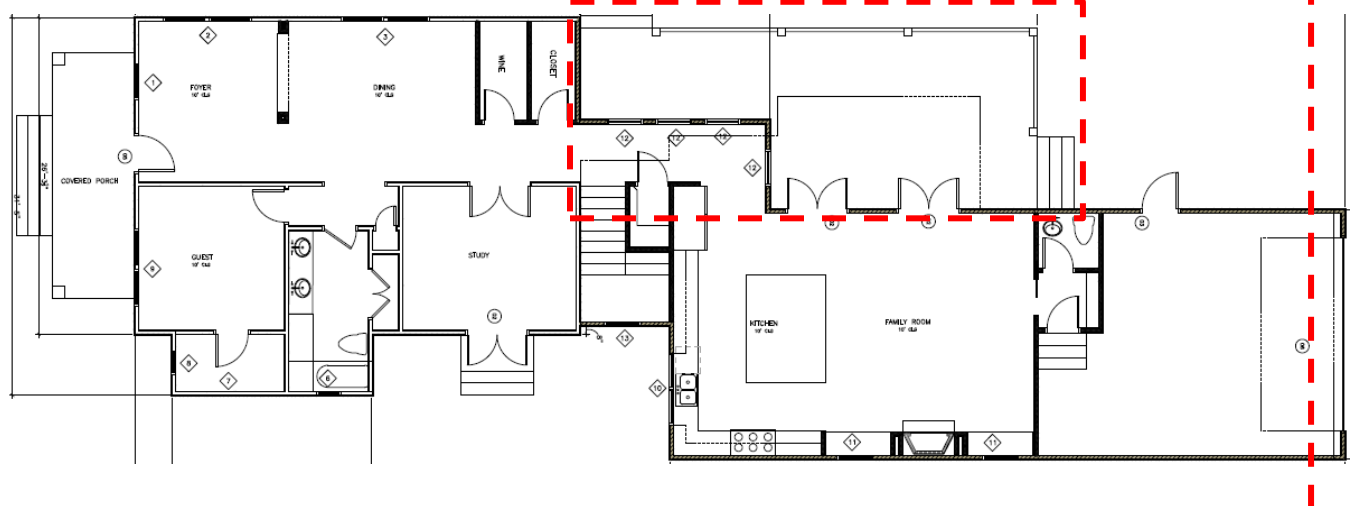


**FIRST FLOOR PLAN**

APPROVED 7/28/2016

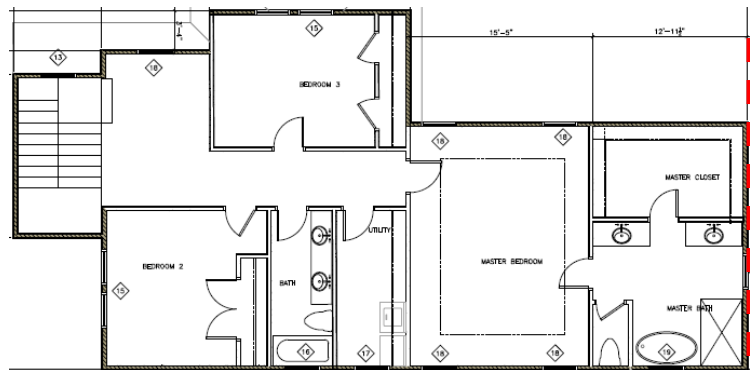


**PROPOSED**

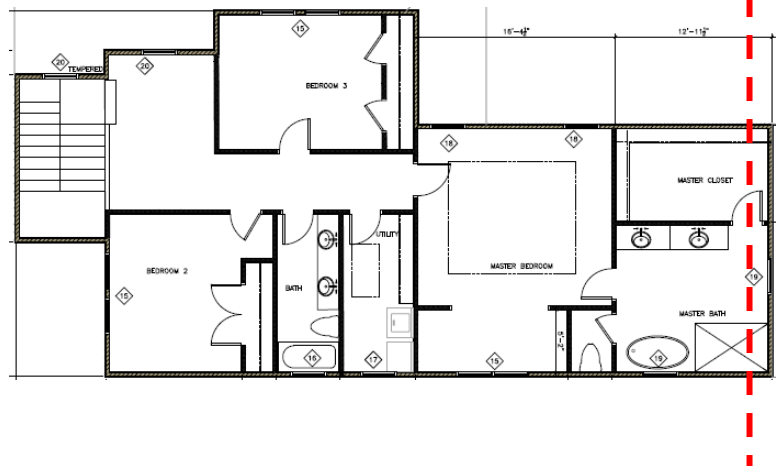


**SECOND FLOOR PLAN**

APPROVED 7/28/2016



**PROPOSED**



**WINDOW DETAIL – NORTH ELEVATION SECOND LEVEL**

APPROVED 7/28/2016

13	3'-0"	5'-0"	FIXED	WOOD	TEMPERED
18	3'-2"	4'-8"	DBL HUNG	WOOD	EGRESS

PROPOSED

20	3'-0"	4'-0"	FIXED	WOOD	TEMPERED
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**WINDOW DETAIL – SOUTH ELEVATION SECOND LEVEL**

APPROVED 7/28/2016

18	3'-2"	4'-8"	DBL HUNG	WOOD	EGRESS
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PROPOSED

15	(2)3'-2"	4'-8"	DBL HUNG	WOOD	EGRESS
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**PROJECT DETAILS**

**Shape/Mass:** Approved 7/28/2016: The two-story addition will have an overall width of 30' and a depth of 62'. The addition will have a 21' eave height and a 29' ridge height. The addition will be inset 8' at the northeast corner and 8" at the southeast corner of the original residence. The south elevation of the addition will then extend back 7' from the existing rear wall, and then extend out to the 3' setback.

Proposed: The overall depth of the addition will increase from 62' to 64'.

**Setbacks:** Approved 7/28/2016: The addition will be setback 16' from the north (side) property line, 3' from the south (side) property line, and 13' from the rear property line.

Proposed: The addition will be setback 11' from the rear property line.

**Side Elevation:** Approved 7/28/2016: The addition will feature a variety of 1/1 double-hung and fixed wood windows, as well as two sets of single-lite French doors leading out onto a covered wood porch. The side porch will measure approximately 20' wide by 15' deep.

**(North)**

Proposed: The side porch will measure approximately 38' wide by 15' deep. Two windows on the second level of the addition will be reduced from 3'-0" x 5'-0" and 3'-2" x 4'-8" to 3'-0" x 4'-0".

**Side Elevation:** Approved 7/28/2016: The addition will feature a variety of 1/1 double-hung and fixed wood windows.

**(South)**

Proposed: Two 3'-2" x 4'-8" double-hung wood windows on the second level of the addition will be moved closer together to form a set.